

Frankfort Architectural Review Board

January 22, 2008

Members Present:	Roger Stapleton Charlie Booe John Downs
Members Absent:	Donald Perry Andy Casebier

There being a quorum, the meeting proceeded.

The first item of business was approval of the November 20, 2007 minutes. Mr. Downs made a motion to approve the minutes. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request (ARB 2008-2) from Colette Cardwell for a setback determination and Certificate of Appropriateness for the addition of a new handicap ramp, a new 2-story deck and exit stairway and to replace all the aluminum windows with vinyl clad double hung wood windows for the principal structure located at 120 East State Street, zoned "SC" Special Capital District

Maya DeRosa, City Planning Supervisor was present for the staff report. Ms. DeRosa went over a slide presentation as she explained that the proposal is to build decks on the second and third levels with stairs to below, add a 20' x 7' handicap ramp and modify the west side of the porch, replace the existing aluminum 1 over 1 windows with double hung wood/vinyl clad 9 over 1 windows, remove the stairs on the side and remove 2 windows and doors then cover with plywood and lattice and add new doors. Ms. DeRosa stated that staff recommends approval with conditions.

The applicant Collette Cardwell was present and stated that she had no further testimony. Mr. Booe mentioned that she may have to move some electrical equipment do to the changes and she agreed that would be fine.

Tim Rollings, a nearby neighbor, was present and stated that Ms. Cardwell's property is well kept and he has no problems with the proposal.

Mr. Downs made a motion to approve the Certificate of Appropriateness to remove the stairs and construct a deck with stairs, to build a handicap ramp, and replace the windows for the structure located at 120 East State Street with the following conditions: 1) any additional projects requiring a building permit shall require an approval by the Architectural Review Board

unless a Certificate of No Exterior Effect is issued; 2) prior to the issuance of a building permit, the applicant shall submit to Public Works a detail sheet regarding the slope of the handicap ramp and handrail details; 3) the window replacements shall be of the same size as the existing window, 9 over 1 divided lite wood double hung with vinyl clad exterior. No snap in window grids shall be allowed; 4) the porch/stairs along north (Tanner Court) elevation shall not be enclosed. The motion was seconded by Mr. Booe and carried unanimously. Mr. Downs made a motion to approve the following setbacks for the deck: North 6 feet 6 inches; East 6 feet 6 inches; and West 14 feet 0 inches. The following setbacks were requested for the handicap ramp; East 6 inches and South 5 feet 4 inches. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from the Franklin County's Women's Shelter for a Conditional Use Permit (CUP 2008-2) for a multi-family and charitable indigent limited care facility for the principal structure located at 303 East Third Street, zoned "SC" Special Capital District.

Maya DeRosa, City Planning Supervisor was present for the staff report. Ms. DeRosa explained this application is to allow a special use and no exterior changes were proposed at this time. She stated that the applicant wishes to have 11 beds as she went over a slide presentation detailing the site plan. Ms. DeRosa stated that all the findings were positive and that staff recommends approval with conditions.

Attorney Charlie Jones was present on behalf of the applicant. He stated that they have read the staff report and are in agreement. He said they would only mention the condition referring to the chain link fence. He stated that is hasn't been determined yet whether or not the fence is on their property or the neighbors and they ask that the condition be applied only if the fence is on their property.

After discussion, Mr. Downs made a motion to approve the Conditional Use Permit based on the positive findings in the staff report with the following conditions: 1) the conditional use is permitted only at 303 East Third Street; 2) the conditional use is granted only to Franklin County Women's Shelter; 3) the conditional use is not transferable and any change in ownership, lessee, or type of business will make this approval null and void; 4) the total number of individuals occupying the building overnight shall not exceed 14; 5) no full time living quarters are to be provided to staff or individuals; 6) the existing dilapidated chain link fence shall be removed if it is determined to be on the property and belongs to the applicant, 7) if a dumpster is provided, it shall be enclosed pursuant to the regulations in Article 7; and 8) any exterior change to the property that does not qualify for the issuance of a Certificate of No

Exterior Effect will require the issuance of a Certificate of Appropriateness. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request (ARB 2008-3) from G. Scott and Associates for a Certificate of Appropriateness for the replacement of a warehouse door facing Lewis Street with a new storefront for the principal structure located at 309-311 St. Clair Street, zoned "CB" Central Business District.

Maya DeRosa, City Planning Supervisor was present for the staff report. She went over a slide presentation detailing the property and proposed changes. Ms. DeRosa stated that the space is currently vacant and the owner wants to replace the warehouse door with a recessed glass storefront with traditional wood pediment and fluted pilasters around the single door entrance. Ms. DeRosa stated that one area of concern relates to the wood pediment above the door, staff determined that it doesn't meet the design standards and that it is inappropriate for the building character. Staff recommended approval with conditions.

The applicant Gary Scott was present on behalf of Elliot Marcus the owner of the property. Mr. Scott stated that they agreed with the statements made by Ms. DeRosa and that the owner wants to make this change in order to make is property more marketable. They only disagreed with the one issue relating to the pediment above the door and he mentioned the other buildings in downtown Frankfort with broken pediments above the door. He stated that overall the design is very contemporary and they feel it will have a better visual affect.

After discussion, Mr. Booe made a motion to approve the Certificate of Appropriateness to improve from a warehouse door to a store front for the property located at 309 – 311 St. Clair Street with the following conditions: 1) all modifications shall be provided by the applicant and within this report; 2) the pediment proposed over the door should not be placed on the façade; 3) if a separate tenant space is created in the future to utilize the new storefront, the Planning and Building Codes Department shall issue a Lewis Street address at the time of Building Permit; 4) any other exterior changes to the property that are not indicated within this report and that do not qualify for the issuance of a Certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness; 5) a building permit shall be secured prior to the project being started and within one year of approval this Certificate of Appropriateness becomes null and void; 6) if the door swings to the exterior, it must be inset greater than distance of the width of the door. The material may be wood or glass. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request to authorize Planning staff to apply for the Federal Historic Preservation grant for surveying of properties within and surrounding the existing National Register Districts in order to update the National Register data and boundaries.

Gary Muller, City Director of Planning and Building Codes, was present for the report and mentioned that they are requesting authorization from the Board to apply for this grant. He stated that as a Certified Local Government, the City of Frankfort is eligible for Federal Survey and Planning Funds administered by the Kentucky Heritage Council. He mentioned that last year the City received a grant and that Downtown Frankfort Inc. has begun the planning and surveying portion of the project. He also mentioned that the previous grant would not be lost as a result of the new grant. Mr. Muller went over a slide presentation detailing which properties would be studied and surveyed and explained some of the opportunities that could result from this 2 phased process. Mr. Muller stated that staff is recommending approval of the request to authorize Planning Staff to apply for the grant for surveying of properties within and surround the existing National Register Districts in order to update the existing National Register data and boundaries.

Mr. Downs made a motion to approve the request to authorize Planning staff to apply for the Federal Historic Preservation grant. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Downs and carried unanimously.